

ORDINANCE 98-04-CM

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE FROM R3TO GB

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE
COUNTY OF TIPPECANOE, INDIANA:**

Section 1. The Unified Zoning Ordinance of Tippecanoe County, Indiana, being a separate ordinance and not part of a unified county code, is hereby amended to rezone the following described real estate situated in Wea Township, Tippecanoe County, Indiana, to-wit:

LEGAL DESCRIPTION:

EXHIBIT "A"

A part of Section Two (2), Township Twenty Two (22) North, Range Four (4) West, Wea Township, Tippecanoe County, Indiana, being more completely described as follows, to wit:

Commencing at a railroad spike marking the Southwest corner of the Northwest Quarter of said Section 2-22-4; thence South 89 degrees 11 minutes 27 seconds East along the south line of said quarter section a distance of 2,252.55 feet to the center line of Ross Road; thence North 22 degrees 53 minutes 46 seconds West along said center line a distance of 88.12 feet to the intersection of the center line of Ross Road with the center line of Elliott Ditch; thence continuing North 22 degrees 53 minutes 46 seconds West along the center line of Ross Road a distance of 1,368.55 feet to the North line of the South half of said quarter section; thence South 88 degrees 43 minutes 44 seconds East along said north line a distance of 966.38 feet to the Northeast corner of the South half of said quarter section; thence South 88 degrees 49 minutes 43 seconds East along the north line of the South half of the Northeast Quarter of said Section a distance of 1,785.94 feet to the Southwestern Right-of-Way line for State Road 38; thence South 57 degrees 54 minutes 10 seconds East 40.00 along said Southwestern Right-of-Way line; thence South 32 degrees 26 minutes 49 seconds West 235.69 feet to the point of beginning; thence continuing thence South 32 degrees 26 minutes 49 seconds West 45.22 feet along said Southwestern Right-of-Way line; thence South 1 degree 10 minutes 17 seconds West 74.34 feet; thence North 80 degrees 00 minutes 38 seconds West 113.54 feet; thence North 3 degrees 23 minutes 36 seconds East 170.69 feet; thence South 88 degrees 49 minutes 43 seconds East 3.17 feet; thence easterly and southeasterly 47.49 feet along an arc to the right having a radius of 87.00 feet and subtended by a long chord having a bearing of South 73 degrees 11 minutes 27 seconds East and a length of 46.90 feet; thence South 57 degrees 33 minutes 11 seconds East 83.95 feet; thence southeasterly 22.01 feet along an arc to the right having a radius of 19.00 feet and subtended by a long chord having a bearing of South 24 degrees 22 minutes 22 seconds East and a length of 20.80 feet to the point of beginning and containing 0.426 acres, more or less.

ALSO,

Commencing at a railroad spike marking the Southwest corner of the Northwest Quarter of said Section 2-22-4; thence South 89 degrees 11 minutes 27 seconds East along the south line of said quarter section a distance of 2,252.55 feet to the center line of Ross Road; thence North 22 degrees 53 minutes 46 seconds West along said center line a distance of 88.12 feet to the intersection of the center line of Ross Road with the center line of Elliott ditch; thence continuing North 22 degrees 53 minutes 46 seconds West along the center line of Ross Road a distance of 1,368.55 feet to the North line of the South half of said quarter section; thence South 88 degrees 43 minutes 44 seconds East along said north line a distance of 966.38 feet to the Northeast corner of the South half of said quarter section; thence South 88 degrees 49 minutes 43 seconds East along the north line of the South half of the Northeast Quarter of said Section a

distance of 1,757.35 feet to the point of beginning; thence continuing South 88 degrees 49 minutes 43 seconds East 28.59 feet along said north line to the Southwestern Right-of-Way line for State Road 38; thence South 57 degrees 54 minutes 10 seconds East 40.00 feet along said Southwestern Right-of-Way line; thence South 32 degrees 26 minutes 49 seconds West 192.19 feet; thence westerly and northwesterly 15.69 feet along an arc to the right having a radius of 19.00 feet and subtended by a long chord having a bearing of North 81 degrees 12 minutes 39 seconds West and a length of 15.25 feet; thence North 57 degrees 33 minutes 11 seconds West 50.47 feet; thence North 32 degrees 26 minutes 49 seconds East 183.22 feet to the point of beginning and containing 0.288 acres, more or less.

ALSO,

Commencing at a railroad spike marking the Southwest corner of the Northwest Quarter of Section 2, Township 22 North, Range 4 West; thence South 89 degrees 11 minutes 27 seconds East along the south line of said quarter section a distance of 2,252.55 feet to the center line of Ross Road; thence North 22 degrees 53 minutes 46 seconds West along said center line a distance of 88.12 feet to the intersection of the center line of Ross Road with the center line of Elliott ditch; thence continuing North 22 degrees 53 minutes 46 seconds West along the center line of Ross Road a distance of 1,368.55 feet to the North line of the South half of said quarter section; thence South 88 degrees 43 minutes 44 seconds East along said north line a distance of 966.38 feet to the Northeast corner of the South half of said quarter section; thence South 88 degrees 49 minutes 43 seconds East along the northline of the South half of the Northeast Quarter of said section a distance of 1,558.89 feet to the point of beginning; thence continuing south 88 degrees 49 minutes 43 seconds East 198.46 feet along said north line to the northwest corner of Exception #2 ; thence South 32 degrees 26 minutes 49 seconds West 183.21 feet to the southwest corner of Exception #2; thence North 57 degrees 33 minutes 11 seconds West 36.92 feet to the beginning of a tangent curve to the left having a radius of 113.00 feet and subtended by a long chord having a bearing of North 73 degrees 11 minutes 27 seconds and a length of 60.92 feet; thence westerly along the arc a length of 61.68 feet; thence North 88 degrees 49 minutes 43 seconds West 13.13 feet; thence North 01 degrees 10 seconds 17 minutes East 121.00 feet to the place of beginning, containing 0.484 acres, more or less.

ALSO,

A part of the land conveyed to Belle C. Kersey in Deed Record 229, page 278, also being a part of the North fraction of the Northeast Quarter of Section Two (2), Township Twenty-Two (22) North, Range Four (4) West, described as follows:

Commencing at the Northwest Corner of said Northeast Quarter; thence North 88 degrees 53 minutes 31 seconds East 264.91 feet along the north line of said Northeast Quarter to the beginning of a non-tangent curve to the left having a radius of 348,223.41 feet and subtended by a long chord having a bearing of South 58 degrees 30 minutes 14 seconds East and a length of 1874.99 feet, said point also being the center of Indiana State Road 38 as established on Indiana Department of Transportation plans for Project ST-L630(2); thence southeasterly 1874.99 feet along said curve and said centerline of State Road 38; thence continuing along said centerline South 58 degrees 31 minutes 29 seconds East 46.55 feet to the south line of said fractional quarter; thence North 90 degrees 00 minutes 00 seconds West 96.38 feet along said south line to the southerly right-of-way line of said State Road 38 and the eastern most point of owners land said point being the Point of Beginning; thence continuing along the south line of said fractional quarter and owners land North 90 degrees 00 minutes 00 seconds 118.23 feet; thence North 31 degrees 18 minutes 44 seconds East 61.17 feet to the southerly right-of-way line of said State Road 38; thence South 60 degrees 03 minutes 05 seconds East 14.50 feet along the right-of-way of said State Road 38 to the beginning of a non-tangent curve to the left having a radius of 348,273.41 feet and subtended by a long chord having a bearing of South 58 degrees 38 minutes 31 seconds East and a length of 86.52 feet; thence southeasterly along the

curve and right-of-way of said State Road 38 86.52 feet to the Point of Beginning, containing 3,104.62 square feet, more or less.

Section 2. The real estate described above should be and the same is hereby rezoned from R3 to GB.

Section 3. This ordinance shall be in full force and effect from and after its passage.

Adopted and passed by the Board of Commissioners of Tippecanoe County, Indiana, this 2nd day of February, 1998.

VOTE:

BOARD OF COMMISSIONERS OF
THE COUNTY OF TIPPECANOE

YES

John L. Knochel, President

YES

Ruth E. Shedd, Vice President

YES

Kathleen Hudson, Member

ATTEST:

Betty J. Michael, Auditor